

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

November 16, 2021

7:00 P.M.

Virtual Public Hearing and Public Meeting

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held a virtual public meeting on Tuesday, November 16, 2021 at 7:00 p.m. using the Zoom meeting platform. Meeting ID: 839 7010 8492 Password: 809458

Committee members Diane Proctor, Tom Kearns, Nancy Nelson, John Cratsley, Burton Flint, Peter Ward, Sarah Grimwood and Charles Phillips were present. Paul Boehm joined the meeting late at 7:28pm.

Others Present: Mary Hult, Anne's Ipad, Anne Standish, Jon Richardson, Pam Gardner, Amrith, Kathleen, Ursula Zeigler, Sarah Murphy, Karlen Reed, Dorrie Kehoe, Glenn and Juliana Marmon, Katie Lyslo, Gary Kleiman, Linda Escobedo, Melissa Saalfeld, Molly Carocci, Karen Smith, Nancy Kerr, Gail Bucher

The Chair called the meeting to order at 7:00 p.m. by a roll call vote.

Review of Current Applications and Any New Materials Received

Ms. Gill stated that the Committee had received a supplemental memo for the White Pond project, as well as letters of support and public comment letters for multiple projects.

Discussion of Potential Recommendations

The Committee discussed the Regional Housing Services Program application. Mr. Flint and Mr. Cratsley both stated that historically the CPC has always funded this project. The committee was all generally in support of the project.

The Committee discussed the 110 Walden Street Preservation application. Mr. Ward asked if the Historic Districts Commission has submitted a letter of support. Mr. Flint stated that the organization also provides affordable housing. The committee was all generally in support of the project.

The Committee discussed the Old Manse Exterior Preservation Project application. The committee discussed Town Counsel's comment regarding the painting of the structure. Ms. Nelson stated that painting is the first line of defense in protecting a historic structure. The Committee discussed maintenance versus preservation.

The Committee discussed the Wright Tavern Structural Repairs application. Ms. Nelson stated that she was dismayed at the draft preservation restriction, which does not appear to align with the conditions of the previous approval. Ms. Nelson stated that she was disturbed at what the application states was previously funded by the CPC, and believes there must be a misunderstanding. Ms. Nelson stated that she does not believe the committee can fund this

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project. Mr. Flint asked about the specific concerns regarding the preservation restriction, and Ms. Nelson listed them. Mr. Ward asked if any of the funds from last year have been spent. Ms. Gill stated that they have not. Mr. Kearns stated that he was also confused with the plans for last year's funding and this year's request for funding. Mr. Kearns stated that is unclear from the application what the plan is.

The Committee discussed the Concord Oral History Preservation and Access Project application. Mr. Phillips indicated that this is an important project and a relatively small request. Ms. Proctor stated that the Historical Commission has submitted a letter of support for the project.

The Committee discussed the Assabet River Bluff Preservation and Housing – Land Acquisition application. Ms. Proctor stated that there have been many letters submitted in support of this project, and listing concerns about this project. Mr. Ward stated that there are traffic concerns with the project that have been raised in some of the 41 public comment letters received. Boehm stated that there are housing intensity concerns, and ambiguity on the community involvement. Mr. Flint indicated that land acquisitions are generally acted upon quickly with community engagement happening later on in the process. Mr. Flint stated that he is strongly in support of this project. Ms. Nelson also indicated her support for the project. Jon Richardson, of South Meadow Ridge asked about recusals and who is eligible to vote on this project. Ms. Proctor stated that there are no conflicts of interest for this project. Mr. Flint stated that a recusal is only needed when there is a direct personal benefit. Mr. Boehm asked about conditionally approving a project. Ms. Gill stated that it depends on what the conditions proposed are. Mr. Flint asked if the concern was the balance between open space and housing.

The Committee discussed the Junction Village Open Space application. Mr. Boehm stated that it seems like a worthwhile project. Mr. Cratsley stated that it would be helpful to have DPLM's rank of the projects by priority.

The Committee discussed the Bruce Freeman Rail Trail application. Mr. Boehm stated that there is still a question about who will pay for the fencing; but believes that the project needs fencing to proceed. Mr. Flint stated that he appreciates the town's process to make homeowner's happy, but had two concerns about the project. Mr. Flint stated that the majority of the fencing is not for safety purposes, and that he is concerned about the 6' vertical fence that will block the view of the pond. Mr. Flint noted that there are paths that lead directly to the pond right where the fence ends. Dr. Grimwood asked if funding needed to be in place in order for the project to be built.

The Committee discussed the Assabet River Pedestrian Bridge application. Mr. Phillips said this project would be the one he would most likely postpone if there was not enough funding. Mr. Ward noted that there is a matching grant for this project that would most likely be awarded. Mr. Flint asked if there was any information on funding sources for construction of the bridge. Dr. Grimwood stated that funding this project could put us in a strong position for the TIP.

The Committee discussed the Treatment and Prevention of Cyanobacteria Blooms in White Pond application. The committee noted that they have yet to receive a letter of support from Delia Kaye, the Director of Natural Resources. Mr. Boehm stated that he is concerned about the absence of clear town support. Mr. Boehm noted that there would need to be a bidding process

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which would likely effect the cost of the project. Mr. Boehm stated that the project would be helpful to the health of the pond, but there are outstanding concerns with the project. Dr. Grimwood stated that there is a process issue with no town signature on the application. Dr. Grimwood stated that she is not convinced by this technology, and that this will be an ongoing issues, and should be done in conjunction with water quality testing. Mr. Phillips noted that without this, people will likely not be swimming in White Pond this summer.

The Committee discussed the Recreation Facilities Strategic Plan Consultant application. Mr. Boehm stated that there are recent letters of support for this project. Mr. Ward stated that the last recreation plan resulted in tangible results. Mr. Cratsley asked about an update on the Emerson Field project. Ms. Gill explained that project was overseen by the DPW, which is a different applicant than this, but that she would request an update.

The Committee discussed the Staff and Technical Services application. There were no questions or comments on the application.

The chair opened the floor for public comments. Amrith, of 449 Old Marlboro Road, spoke in opposition of any construction on the property. Sarah Murphy, of 368 Old Marlboro Road, stated that she was concerned about the statement about community support, when she only learned about this project at 4:00pm today. Molly Carocci, of 461 Old Marlboro Road, stated she also just found out about the project and is concerned about any development of the property. Jon Richardson, of South Meadow Ridge, stated that this section of the river is federally designated and should just be open space. Ursula Zeigler, of Riverside, stated that she is concerned about the representation of community engagement, and that she is in favor of open space, not development. Glenn and Julianna Marmon asked when letters of support are due. Ms. Gill stated that they are due this Friday, but public comment letters can be submitted at anytime. Nancy Kerr, of Upland Road, asked when a plan showing the development of the lot will be available.

Review of Voting Process

Ms. Proctor reviewed the voting process. She explained that only a majority vote is needed, but that she would prefer the committee is in consensus. Ms. Proctor indicated that there are two meetings scheduled in January that may also be used for deliberating and voting.

Other Business and Minutes

Dr. Grimwood asked that her title is changed in the minutes to Dr. Grimwood instead of Ms. Grimwood. Mr. Boehm moved to approve the October 5, 2021 minutes as drafted and amended. Mr. Ward seconded and all others voted in favor.

Ms. Proctor pointed out a typo on page 3 of the October 19th minutes. Mr. Ward moved to approve the October 19, 2021 minutes as drafted and amended. Dr. Grimwood seconded the motion and all others voted in favor.

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With no further discussion, Mr. Kearns moved to adjourn the meeting at 9:21 p.m. Mr. Boem seconded and all others voted in favor.

Respectfully submitted,

Heather Gill
Senior Planner

Minutes Approved on: 12/07/2021

Secretary